

023.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,166,700 / 1,166,700

USE VALUE: 1,166,700 / 1,166,700

ASSESSED: 1,166,700 / 1,166,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	89 MASS AVE LLC
Owner 2:	
Owner 3:	

Street 1: 89 MASS AVE

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: N

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: FERRELL RANDALL W -

Owner 2: -

Street 1: 9 COLBY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,426 Sq. Ft. of land mainly classified as Office with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 1788 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		5426		Sq. Ft.	Site		0	43.25	3.11	CG									729,462						729,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
340							5426.000		436,700		500		729,500		1,166,700							
Total Card							0.125		436,700		500		729,500		1,166,700		Entered Lot Size					
Total Parcel							0.125		436,700		500		729,500		1,166,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		652.52		/Parcel:		652.5		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
023.0-0001-0014.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	340	FV	436,600	500	5,426.	716,800	1,153,900	1,153,900
2019	340	FV	336,800	500	5,426.	674,600	1,011,900	1,011,900
2018	340	FV	336,800	500	5,426.	590,300	927,600	927,600
2017	340	FV	314,500	500	5,426.	463,800	778,800	778,800
2016	340	FV	314,500	500	5,426.	463,800	778,800	778,800
2015	340	FV	270,900	0	5,426.	407,000	677,900	677,900
2014	340	FV	270,900	0	5,426.	407,000	677,900	677,900
2013	340	FV	282,700	0	5,426.	407,000	689,700	689,700

Parcel ID

023.0-0001-0014.0

Notes Date

Year End Roll 12/18/2019

Year End Roll 1/3/2019

Year End Roll 12/20/2017

Year End 1/3/2017

Year End 1/4/2016

Year End Roll 12/11/2014

Year End Roll 12/16/2013

Year End Roll 12/13/2012

Year End 1857

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

PAT ACCT.

Notes

I & E Return MM Mary M

I & E Return EMK Ellen K

I & E Return EMK Ellen K

Meas/Inspect 345 PATRIOT

Meas/Inspect 197 PATRIOT

CM

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	1	Rating:	Good	WINSLOW ARCHITECTS.									
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:													
(Liv) Units:	2	Total: 2			3/4 Bath:												
Foundation:	3 - BrickorStone			A 3QBth:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good										
Prime Wall:	1 - Wood Shingle			A HBth:													
Sec Wall:				OthrFix:													
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	2 - Slate			Kits:	1	Rating:	Good										
Color:	YELLOW			A Kits:													
View / Desir:				Fpl:													
GENERAL INFORMATION				WSFlue:													
Grade:	C+ - Average (+)			CONDO INFORMATION													
Year Blt:	1910	Eff Yr Blt:			Location:												
Alt LUC:				Total Units:													
Jurisdct:	G4	Fact: .			Floor:												
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wall:	1 - Drywall			Functional:				Interior:									
Sec Int Wall:				Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:	4 - Carpet			Total:	26.4	%	Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00	COMPARABLE SALES			Heating:								
Bsmnt Gar:				Size Adj.:	1.23724830	Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical			Const Adj.:	1.02785766												
Insulation:	2 - Typical			Adj \$ / SQ:	216.192												
Int vs Ext:	S			Other Features:	77628												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000												
# Heat Sys:	2				NBHD Mod:												
% Heated:	100				LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val								
Solar HW:	NO				Adj Total:	593403											
% Com Wall:				Depreciation:	156658												
				Depreciated Total:	436744												
MOBILE HOME				Serial #:				Juris. Factor:	1.00	Before Depr:	237.81						
SPEC FEATURES/YARD ITEMS				Final Total:	436700					Special Features:	0	Val/Su Net:	146.74				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
83	Sign	D	Y	16	AV	AV	2010		T	7.2	340				500		500
More: N	Total Yard Items:	500		Total Special Features:					Total:	500							
PARCEL ID 023.0-0001-0014.0																	
IMAGE AssessPro Patriot Properties, Inc.																	
																	